

IT IS HEREBY ADJUDGED
and DECREED this is SO
ORDERED.

The party obtaining this order is responsible for
noticing it pursuant to Local Rule 9022-1.

Dated: January 27, 2010



TIFFANY & BOSCO
P.A.

**2525 EAST CAMELBACK ROAD
SUITE 300**

PHOENIX, ARIZONA 85016

TELEPHONE: (602) 255-6000

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Randolph J. Haines

**RANDOLPH J. HAINES
U.S. Bankruptcy Judge**

Mark S. Bosco
State Bar No. 010167
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State Bar No. 014228
Attorneys for Movant

09-28448/0083858

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF ARIZONA**

IN RE:

Fred Woelk, Jr.
Debtor.

Wells Fargo Bank, N.A.
Movant,
vs.

Fred Woelk, Jr., Debtor, Russell A. Brown, Trustee.
Respondents.

No. 0:09-BK-26175-RJH

Chapter 13

ORDER

(Related to Docket #16)

Movant's Motion for Relief from the Automatic Stay and Notice along with the form of proposed Order Lifting Stay, having been duly served upon Respondents, Respondents' counsel and Trustee, if any, and no objection having been received, and good cause appearing therefor,

IT IS HEREBY ORDERED that all stays and injunctions, including the automatic stays imposed

1 by U.S. Bankruptcy Code 362(a) are hereby vacated as to Movant with respect to that certain real
2 property which is the subject of a Deed of Trust dated April 8, 2002 and recorded in the office of the
3 Franklin County Recorder wherein Wells Fargo Bank, N.A. is the current beneficiary and Fred Woelk, Jr.
4 has an interest in, further described as:

5 A portion of the Northeast quarter of the Southwest quarter Section 17 township 9 North range 31
6 East W.M. described as follows.

7 BEGINNING AT A POINT South 0 degrees 22 minutes 58 seconds East 700 feet and North 89
8 degrees 41 minutes 09 seconds East 1322.48 feet from the West quarter corner of Section 17
9 Township 9 North Range 31 East W.M. thence North 89 degrees 41 minutes 09 seconds East
10 661.24 feet to the North South 1/64 Section line thence along said line South 0 degrees 10 minutes
11 56 seconds East 330.60 feet thence South 89 degrees 42 minutes 05 seconds West 660.85 feet
12 thence North 0 degrees 14 minutes 56 seconds West 330.42 feet to the POINT OF BEGINNING.
13 also known as Lot 1 of Parcel B of survey recorded under Auditor's file NO. 388844, records of
14 Franklin County State of Washington.

15 TOGETHER WITH an easement for ingress and egress over the Westerly 30 feet of Lot 3 of
16 Parcel B of Survey recorded under Auditor's File No. 388844.

17 IT IS FURTHER ORDERED that Movant may contact the Debtor(s) by telephone or written
18 correspondence regarding a potential Forbearance Agreement, Loan Modification, Refinance
19 Agreement, or other Loan Workout/Loss Mitigation Agreement, and may enter into such agreement
20 with Debtors. However, Movant may not enforce, or threaten to enforce, any personal liability against
21 Debtors if Debtors' personal liability is discharged in this bankruptcy case.

22 IT IS FURTHER ORDERED that this Order shall remain in effect in any bankruptcy chapter
23 to which the Debtor may convert.

24 DATED this ____ day of _____, 2010.

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JUDGE OF THE U.S. BANKRUPTCY COURT